



# VILLAGE OF SPRING VALLEY

Senator Eugene Levy Municipal Plaza

200 North Main Street

Spring Valley, New York 10977

Tel. (845) 352-1100 • Fax (845) 352-1164

[www.villagespringvalley.org](http://www.villagespringvalley.org)

Joseph Gross  
*Deputy Mayor*

Asher Grossman  
*Trustee*

Zack Clerina  
*Trustee*

Yisroel Eisenbach  
*Trustee*

Alan M. Simon  
*Mayor*

## Village of Spring Valley Planning Board

### Meeting Agenda

March 3, 2022

7:00pm

I. Call to order

II. Flag Salute

III. Roll Call

Ghulam Fani, Chairperson

Frantz Wackmann, Vice Chairperson

Jean Berthomieux

Shmuel Baum

Jean Simon

Yitzchok Sabel

IV. Public hearings

- a) **107-115 Bethune Boulevard** – Consideration of a Preliminary and Final Site Development Plan for a proposed 18-unit residential multiple family development.
- b) **24 Memorial Park Drive** – Consideration of a Preliminary and Final Site Development Plan to convert an existing tire shop into a warehouse and to construct a two-story addition to the existing one-story building.
- c) **18-20 Twin Avenue** – Application for an Amended Site Development Plan for a two-lot residential subdivision. The applicant previously received subdivision and site development plan approval from the Planning Board on January 28, 2021. The subdivision plat was not signed by the Planning Board Chair and subsequently not filed with the County.

V. Old business

- d) **None**

VI. New business

- a) **22 Charles Lane** – Application for a Subdivision Plat and Site Development Plan for a two-lot residential subdivision. Since the Planning Board and Zoning Board of Appeals are the only involved agencies, the Planning Board can declare itself to be the Lead Agency under SEQRA, pursuant to the memorandum of understanding between the Planning Board and the Zoning Board of Appeals.
- b) **12, 14, 16 North Myrtle Avenue** – Application for Preliminary and Final Site Development Plan to construct a four story, 19-unit, multi-family residential apartment building. The Planning Board hereby issues it’s Notice of Intention to Declare the Planning Board to be the Lead Agency under SEQRA, and to send that Notice of Intention to all Involved Agencies, which are the Zoning Board of Appeals and Village Board.
- c) **26 North Myrtle Avenue** – Application for Preliminary and Final Site Development Plan to construct an 80-unit multiple family development. The Planning Board hereby issues it’s Notice of Intention to Declare the Planning Board to be the Lead Agency under SEQRA, and to send that Notice of Intention to all Involved Agencies, which are the Zoning Board of Appeals and Village Board.
- d) **115 West Street** – Application for a Subdivision Plat and Site Development Plan for a two-lot residential subdivision. Since the Planning Board and Zoning Board of Appeals are the only involved agencies, the Planning Board can declare itself to be the Lead Agency under SEQRA, pursuant to the memorandum of understanding between the Planning Board and the Zoning Board of Appeals.
- e) **28-30 Funston** – Application for a Site Development Plan in order to construct a two-story house of worship with a habitable basement. Since the Planning Board and Zoning Board of Appeals are the only involved agencies, the Planning Board can declare itself to be the Lead Agency under SEQRA, pursuant to the memorandum of understanding between the Planning Board and the Zoning Board of Appeals.

VI. Adjournment